



City of Chicopee

Office of the City Clerk

Keith W. Rattell
City Clerk
Jan Lee Nash
Assistant City Clerk

City Hall – 17 Springfield Street – Chicopee, Ma 01013
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www.chicopeema.gov

TO: John L. Vieau
President, City Council

C: City Council

FROM: Keith W. Rattell
City Clerk

DATE: August 2, 2016

RE: City Council Minutes from the July 27, 2016 Special Meeting

Attached are the minutes of the roll call sheets from the July 27, 2016 City Council Special Meeting. Additionally, the Audio version of this meeting is on file in my office if any questions arise, or if you need to make a copy of this disc.

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CITY COUNCIL
CHICOPEE MA

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1 of 1

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CITY OF CHICOPEE

Richard J. Kos
Mayor

July 25, 2016

The City Council
Chicopee City Hall
274 Front Street
Chicopee, MA 01013

To the City Council:

Pursuant to Section 13 of the Chicopee City Charter, I have called a special meeting of the City Council to meet on Wednesday evening, July 27, 2016 at 6:30 p.m. in the City Council Chambers, 274 Front Street, Chicopee, MA 01013 to discuss "Status of City Hall & possible/proposed repairs."

Thank you for your time and consideration concerning this matter.

Very truly yours,



Richard J. Kos
Mayor



Notice of Meeting

(to be filed in duplicate)

Notice is hereby given in accordance with Chapter 30A, Section 20 of the General Laws of a meeting of the:

City Council Special Meeting

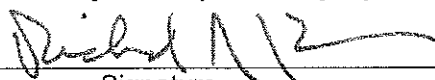
(Name of the board, Committee, Commission, Authority, Etc.)

The meeting will be held at: 6:30 p.m. on Wednesday, July 27, 2016

The location of the meeting will be: City Council Chambers

Full description of location: 274 Front Street

The purpose of the meeting: Status of City Hall & possible/proposed repairs


Signature

Mayor
Title

July 25, 2016

(to be completed by signing authority)

<p>Date and Time Received by the City Clerk's Office (electronic stamp)</p>	<p>Date and Time Received by the City Clerk's Office (electronic stamp)</p>
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2016 JUL 25 P 3:33
CITY OF CHICAGO
CITY CLERK'S OFFICE

2016 JUL 25 P 3:33
CITY OF CHICAGO
CITY CLERK'S OFFICE

Section I Executive Summary

Dietz and Company Architects, Inc. is pleased to present this Historic Structure Report (HSR) and the results of the team's efforts to document the history and physical condition of Chicopee City Hall. The overall purpose of any Historic Structure Report is to guide future rehabilitation, restoration, and preservation work for the subject structure. The 'Historical Information' section documents the history of the building and its changes over time. The 'System Description and Observations' portion of the report summarizes the survey, analysis and recommendations for the building.

I.1 General Description

Chicopee City Hall is located at 17 Springfield Street in Chicopee, Massachusetts. The Main Building was built in 1870-1871 from local bricks, and is a 2-story building appended with a campanile 147 feet tall, making it a local landmark. The building faces Market Center. In 1927, the building was expanded by a connecting bridge to the 4-story Annex to the east. The building is comprised of two separate portions; for purposes of this report are called the Main Building and the Annex. The Main Building is two stories with a gable roof but is as tall as the four-story Annex with its flat roof. Both buildings are the same size today as when originally built. The building's last major renovation was in 1977.

The Main Building's address is 17 Springfield Street, but the building's primary entrance through the Annex (274 Front Street) and longest façade faces Front Street and the Chicopee River to the north. The Main Building has a granite base with stone and brick details and large stained glass windows with stone tracery. The front, or West elevation is a symmetrical gable end with a large rosette-window that is seen on the inside from the second floor Auditorium. The roof and the top of the campanile are topped with slate that was installed during the last renovation. The Annex is of similar construction but its front faces Front Street to the north. There are no stained glass windows on the Annex. The Annex roof is a flat membrane roof. On both buildings, windows that were not stained glass were generally replaced with aluminum windows during the 1977 renovation.

The exterior of the entire building maintains much of its historic architectural character and significance. Features that contribute to the character include the tower, the stained glass windows, the stonework and masonry, and the stylistic features such as corbelling, and arches.

The interior of the building maintains much of its original layout, minus the 1977 renovations that reconfigured offices and worked mostly within the confines of the existing structure and structural system. Original plaster was removed, hidden, or covered with wallpaper, and original tin ceilings were removed or hidden at the same time. The renovation also altered some interior features of the Main Building that would have been considered as contributing to the character, such as changing interior doors from large arch tops to smaller flat-topped openings, and replacing or replicating trim or other features in ways that may not be typically done under current preservation methods or rehabilitation practices.

Generally, the remaining historic fabric has been maintained but is showing signs of age and wear that requires attention in the near future. Some of the fabric, such as the masonry, is in greater need than other items. On the interior, there are a variety of condition issues on both the historic and the 1977 fabric. Most of all, the Auditorium and the second floor of the Main Building that have not been in use are showing the most immediate need for attention.

I.2 Recommendations

Chicopee City Hall is a National Register Building, and therefore all work performed on City Hall

should comply with the National Park Service's Secretary of the Interior's Standards and Guidelines for the Treatment of Historic Properties.

The recommendations of this report have been categorized into seven groups, which can be considered as separate projects as needed by the City within Section 7. This is done for the prime reason of making this report helpful to the City to be able to address items as funding becomes available, as opposed to providing a one-time lump sum recommendation and cost estimate that cannot be funded for an undetermined number of years. This also allows the City to prioritize the corrections to the deficiencies identified in this report. The categorizations are as follows: Auditorium, Main Building Exterior, and MAAB Compliance; Annex Exterior Work; Re-programming; Interior Renovations; Sitework; Elevator Modernization; and Maintenance.

At the time of this report and its recommendations, Siemens is working with the City to evaluate multiple City-owned buildings, including City Hall. They have their own list of energy-related recommendations or projects with cost estimates. Many of the recommendations from Siemens and this HSR overlap, and for purposes of this report we have identified the energy-related items within the seven categorized groups.

During the course of this report and estimating, it has been determined that the Massachusetts Architectural Access Board (MAAB) regulation regarding full compliance of a building will likely be triggered with any planned rehabilitation to this building. This regulation is informally referred to as the "30% rule" and is based upon the assessed value of the building. More information on code compliance can be found throughout this document and in Section 9.4.3.

1.3 Cost Estimate

The cost estimate in Section 9.3 has been separated by the seven categorized groups to align with the recommendations. With the exception of the Maintenance group, each group has an estimated cost. These estimates are dated to the publication of this report, and users of the estimate may need to accommodate for escalation over time.

It is noted that each estimate or proposed project may trigger additional code requirements, such as accessibility (MAAB) compliance. For purposes of this HSR, MAAB compliance has been included in the estimate for 7.1, as this may be the first project to move forward. Each estimate may also trigger certain procurement or procedural requirements for the City of Chicopee such as Filed-Sub Bidding or requirements for Owner's Project Manager (OPM) that are not included. Prevailing wages are included in the estimates.

The seven grouped recommendations were estimated as follows, in no particular order, and are keyed to this HSR Section number:

7.1 Auditorium, Main Building Exterior, and MAAB Compliance - \$ 8,785,850 + 354,973 = 9,140,823

7.2 Annex Exterior Work - \$ 4,038,446

7.3 Re-programming - \$ 30,000

7.4 Interior Renovations - \$ 8,868,473

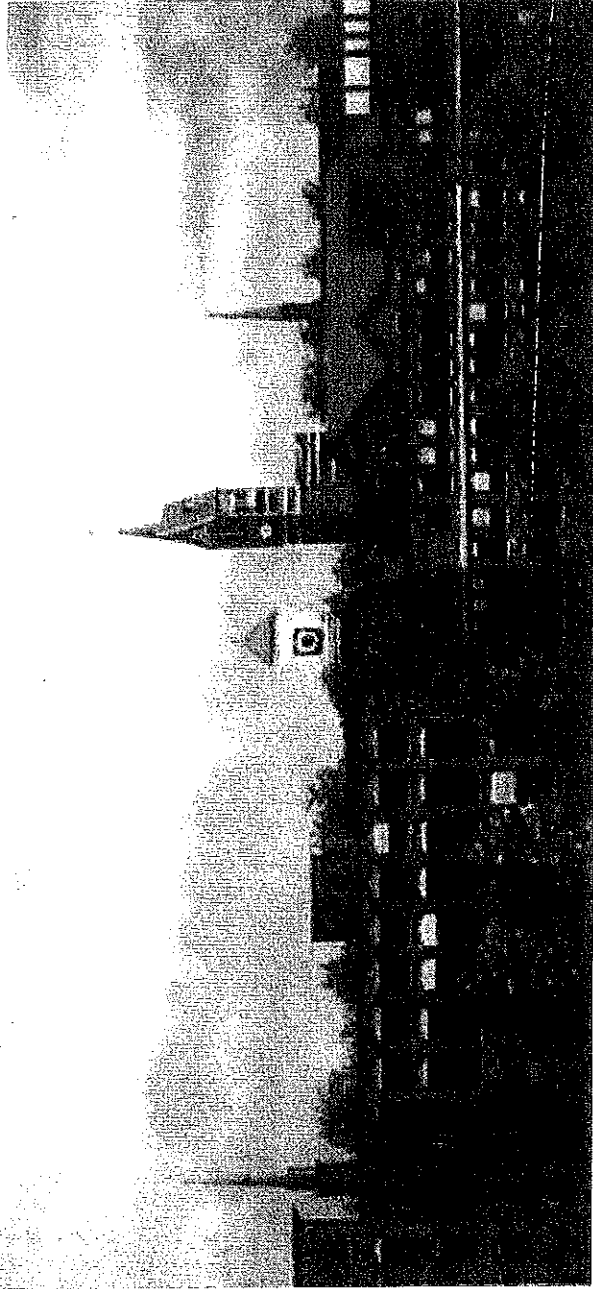
7.5 Sitework - \$ 1,195,043

7.6 Elevator Modernization - \$ 398,348

7.7 Maintenance - Not Estimated

1.4 Summary

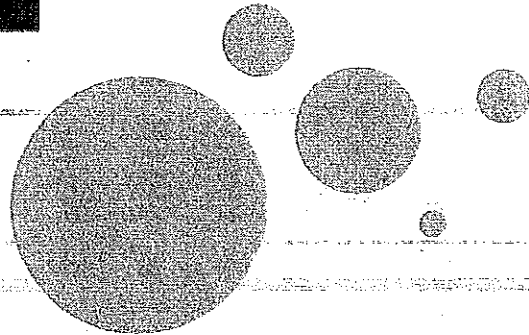
Dietz and Company Architects, Inc., Gale Associates, Inc., RDK Engineers, Syska Hennessey Group, Cardno ATC, Sullivan Code Group, A.M. Fogarty & Associates, Inc., and Julie L. Sloan, LLC are available to discuss the results of this report. We look forward to helping the City of Chicopee accomplish its goals with respect to its most notable landmark, Chicopee City Hall.



CHICOPEE CITY HALL

Historic Structure Report

May 26, 2016



PROJECT ARCHITECTURAL TEAM

- Dietz & Company Architects
 - Gale Associates (*Structural & Envelope Engineer*)
 - RDK Engineers (*Mechanical & Telecommunications*)
 - Syska Hennessey Group (*Elevator & Lifts*)
 - Cardno ATC (*Hazardous Materials & Environmental*)
 - Sullivan Code Group (*Building Code Review*)
 - A.M. Fogarty & Associates (*Cost Estimates*)
 - Julie L. Sloan (*Stained Glass*)

HSR COMPONENTS

- Task 1: Stained Glass Survey & Report
- Task 2: Existing Conditions Scanning & Drawing
- Task 3: Comprehensive Historic Structure Report
 - Historic Building Information
 - Systems Descriptions & Observations
 - Building Code Review
 - Elevator & Lift Review
 - Hazardous Materials & Indoor Air Quality Review
 - Summary of Recommendations (*Phased*)
 - Cost Estimates

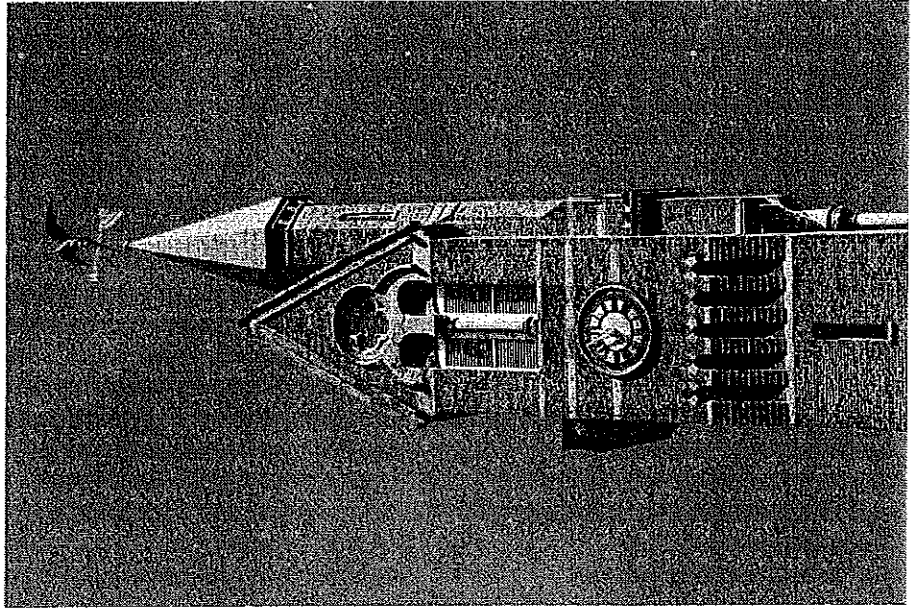
HSR COMPONENTS

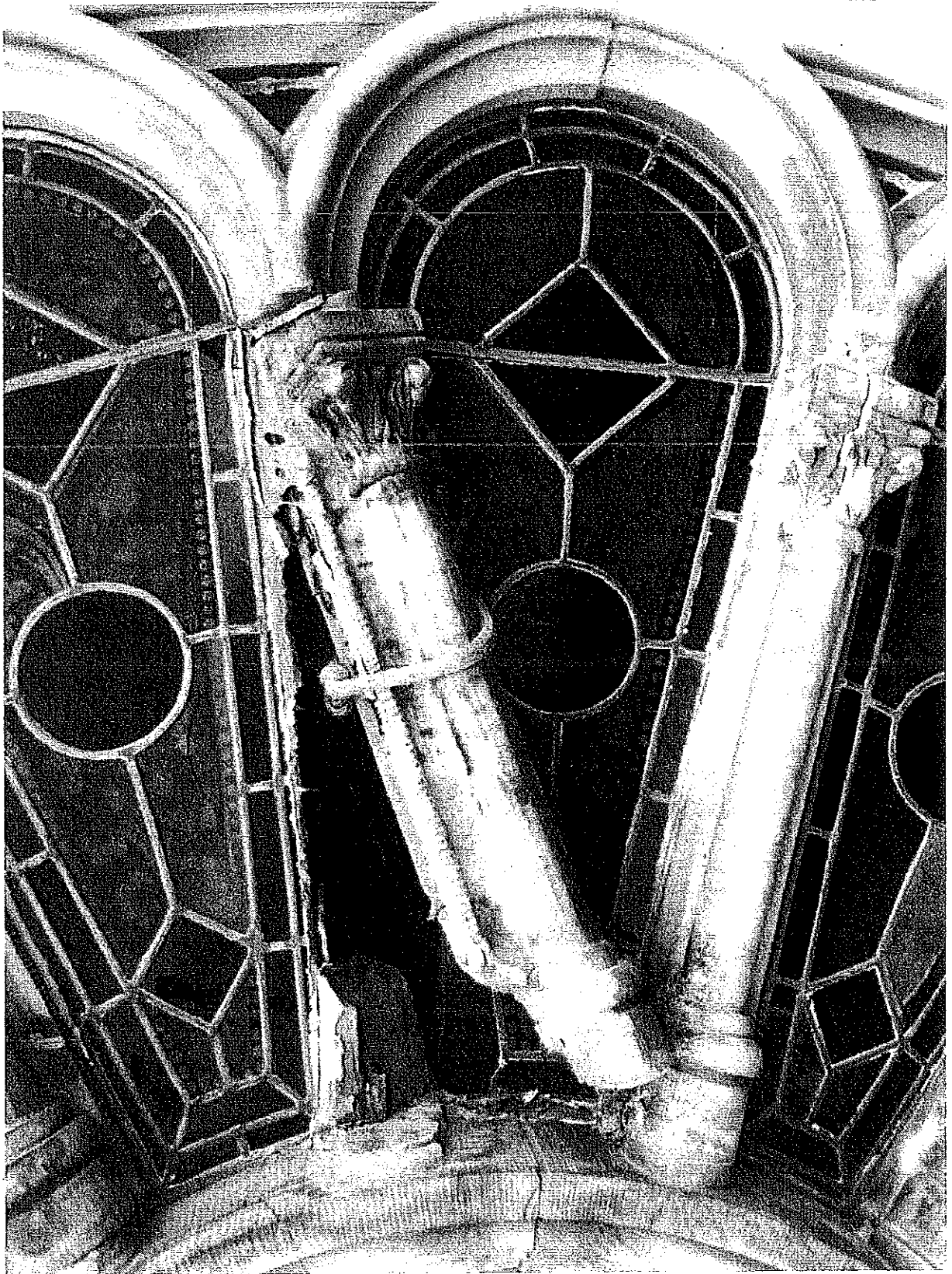
- Task 4: Emergency Stabilization (*Design*)
- Task 5: Emergency Stabilization (*Oversight*)
- Task 6: Annex Hazardous Materials Testing
- Task 7: Additional Engineering Services (*Rose Window*)

- Construction – Emergency Stabilization
 - *Kronenberger & Sons Restoration, Inc.*

REVIEW OF PHOTO DOCUMENTATION

o Please see handout





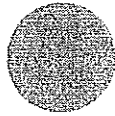
RECOMMENDATIONS



o Recommended Phases

- o Auditorium, Main Building Exterior, Stained Glass Restoration & MAAB Compliance (est. \$9,140,823)
- o Annex Exterior Work (est. \$4,038,446)
- o Re-Programming (est. \$30,000)
- o Interior Renovations (est. \$8,868,473)
- o Site Work (est. \$1,195,043)
- o Elevator Modernization (est. \$398,348)
- o Maintenance (*not estimated pending decisions on the above*)

Chaplain
Catholic
Convent



NEXT STEPS

- Completion of Emergency Stabilization Tasks
- Review & confirm Phase I Scope
- Execute design amendment with Dietz & Company
- Advance design efforts
- Research & identify potential grant programs for construction

Chicopee City Hall
Chicopee, MA

April 12, 2016

GRAND SUMMARY

7.1 - AUDITORIUM REHABILITATION WITH MAIN BUILDING EXTERIOR WORK	\$8,785,850
7.2 - ANNEX EXTERIOR WORK	\$4,038,446
7.3 - REPROGRAMMING SCHEMATIC DESIGN	\$30,000
7.4 - INTERIOR RENOVATIONS	\$8,868,473
7.5 - SITEWORK	\$1,195,043
7.6 - ELEVATOR MODERNIZATION	\$398,348
MAAB/ADA UPGRADE	\$707,013
GRAND TOTAL	\$24,023,173

Notes:

Pricing assumes Chapter 149 Mass Bid Laws

Allowance have been carried for Hazardous Waste Removal

Pricing escalated to Summer 2017

Excludes Phased and Occupied Construction

A.M. Fogarty
& Assoc., Inc.

175 Derby St., Suite 5, Hingham, MA 02043
 TEL: (781) 749-7272 • FAX: (781) 740-2652
 ptim@amfogarty.com

"Construction Cost Consultants"

Chicopee City Hall
Chicopee, MA

April 12, 2016

GRAND SUMMARY

7.1 - AUDITORIUM REHABILITATION WITH MAIN BUILDING EXTERIOR WORK			
REHABILITATION OF AUDITORIUM			1,721,590
OLD TOWN HALL EXTERIOR WORK			1,998,557
RESTORATION OF STAINED GLASS			450,000
PROTECTIVE STORM WINDOWS			241,000

SUBTOTAL			4,411,147
GENERAL CONDITIONS/REQUIREMENTS	10 %		441,115

SUBTOTAL			4,852,261
P&P BOND & INSURANCE	2.25 %		109,176

SUBTOTAL			4,961,437
PROFIT	3 %		148,843

SUBTOTAL			5,110,280
DESIGN CONTINGENCY	25 %		1,277,570

SUBTOTAL			6,387,851
ESCALATION (summer 2017)	4 %		255,514

SUBTOTAL			6,643,365
SOFT COSTS	15 %		996,505

SUBTOTAL			7,639,869
CONSTRUCTION CONTINGENCY	15 %		1,145,980

TOTAL 7.1			8,785,850